

Loudwater Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4HP



£2,150,000 Freehold 5 Bedroom Detached Family Home

A STUNNING FIVE BEDROOM DETACHED FAMILY HOME, situated in this incredibly beautiful location.

- LIVING ROOM LEADING TO VERANDA
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY ROOM
- FIVE BEDROOMS
- STUDY/BEDROOM SIX
- DRESSING ROOM AND EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM AND SEPARATE FAMILY SHOWER ROOM
- SINGLE & DOUBLE GARAGES
- GENEROUS GARDENS TO FRONT WITH A SUPERB RIVER FRONTAGE
- BEAUTIFUL VIEWS OVER THE RIVER CHES

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Off the entrance porch is the dining room, with a door leading to the very spacious living room with log burner. There is a door to the front and bifold doors to the side, both taking you out to the Veranda with breathtaking views of the River Chess and Royal Masonic grounds. There is a 21' fitted kitchen/breakfast room, with plenty of storage, utility area and a Rayburn stove and a family room.

Bedroom one spans 20' and has a dressing room and en-suite shower room. Bedroom two benefits from eaved storage. Bedrooms three, four and five all have built-in cupboard space and there is a family bathroom and a separate shower room. There is an addition to the first floor of a study, which has potential to be a sixth bedroom.

There are gardens to both the front and the rear of the property. The rear garden has steps up to a vast area of lawn and has a paved patio leading to an area of lawn with tree lined and flowered and shrubbed borders. There is also a single and a double garage to the front, which also has a generous carriage driveway and a charming lawned area with river frontage.

Loudwater Lane is approximately 1.5 miles from Rickmansworth Town Centre. Rickmansworth has a great assortment of amenities to include supermarkets, schools, restaurants and leisure facilities. Rickmansworth station is on the Metropolitan and Chiltern lines and can get commuters into central London (Marylebone/Baker Street) within approx. 30 mins. Junction 18 of the M25 is also a short drive away, taking you to the rest of Hertfordshire and beyond.

- Local Authority: Three Rivers District Council
- Council Tax: Band G Approx. £3639.81 (2024-2025)
- Approx. Floor Area: 2767 Sq ft / 257.1 Sqm
- Nearest Station: 1.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 92.8 sq m / 999 sq ft

First Floor = 118.4 sq m / 1,274 sq ft

Garages = 45.9 sq m / 494 sq ft

Total = 257.1 sq m / 2,767 sq ft

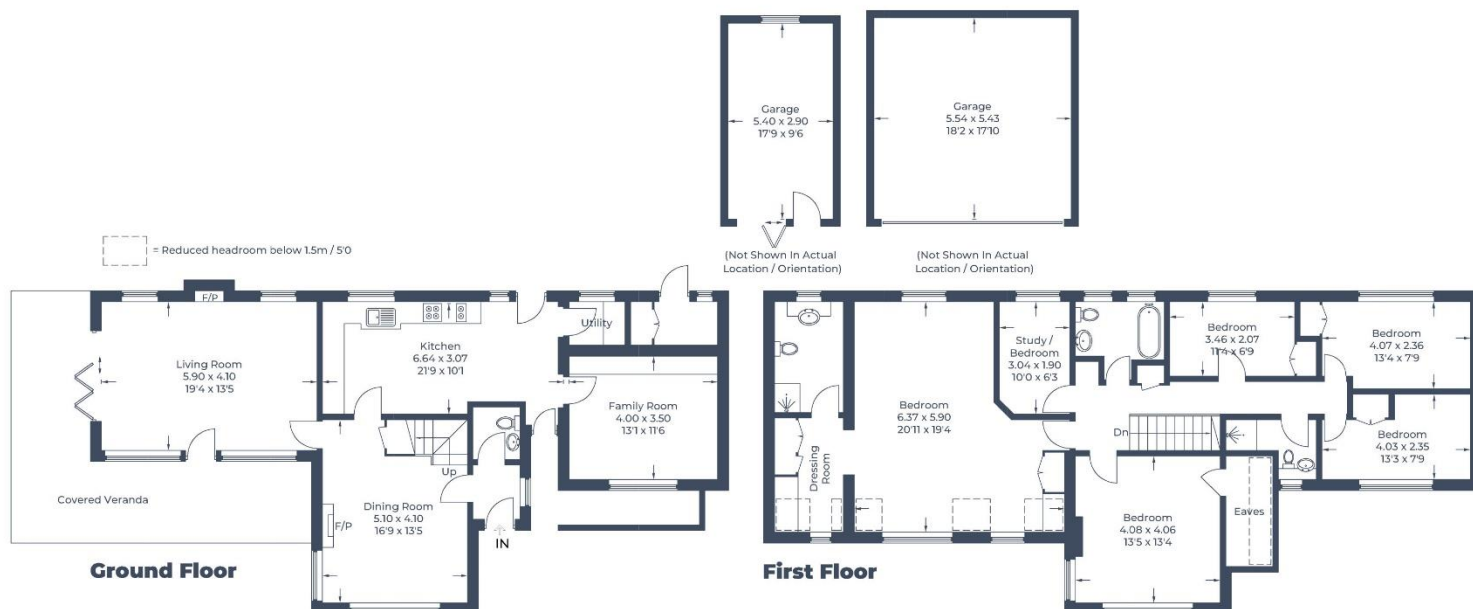


Illustration for identification purposes only,
measurements are approximate, not to scale.

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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

